

# HIGHER COLLATON

## BLACKAWTON



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COASTAL, TOWN & COUNTRY

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Higher Collaton | Blackawton  
Devon | TQ9 7DW

### Mileages

Dartmouth - 6.5 miles | Kingsbridge - 8 miles

Totnes Station - 8 miles

(All mileages are approximate)

### Main House

**Ground:** Kitchen / Breakfast Room, Utility Room, Sitting Room,  
Dining Room, Garden Room, and WC

**First:** Principal Bedroom with En-Suite and Dressing Room, Three  
Further Bedrooms, Bathroom, and Separate Shower Room

**Second:** Bedroom / Sitting Room, Additional Bedroom, and En-  
Suite

### Swallows Barn

**Ground:** Two Bedrooms and Bathroom

**First:** Open-Plan Kitchen

### The Granary

**Ground:** Kitchen, Utility, and Store

**First:** Sitting Room, Bedroom, and Bathroom

Prime Waterfront & Country House

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94 Fore St, Kingsbridge, TQ7 1PP

## HIGHER COLLATON

“A beautifully proportioned Georgian farmhouse,  
rich in character and period features”

## AT A GLANCE

A beautifully proportioned Georgian farmhouse, rich in character and period features, complemented by a detached two-bedroom barn conversion and a separate cottage. Set within approximately one acre of south-facing gardens and just under 10 acres of pasture, with an appealing approach and a most attractive courtyard, this property offers flexible living for family, multi-generational use, or income potential from holiday lets.

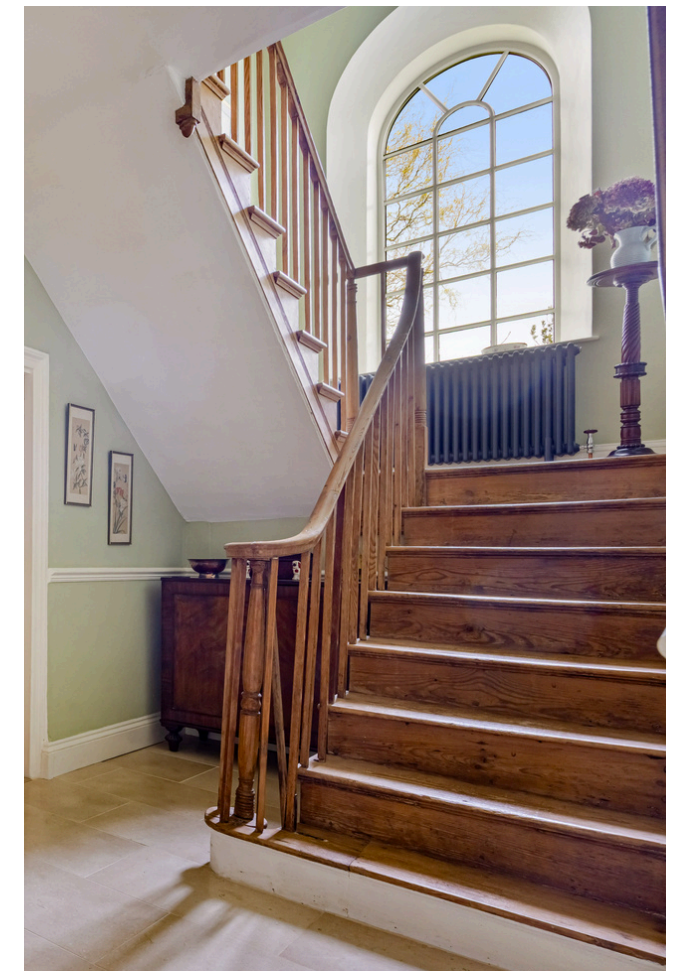
## THE HOUSE

Higher Collaton is an elegant Georgian farmhouse dating from the 1830s, with earlier origins, distinguished by its classic symmetry, balanced proportions, and fine period detailing. The property retains original features, including sash windows, panelled doors, and high ceilings, while the current owners have sensitively renovated and adapted the house to provide modern, comfortable living.

The house is approached via a charming courtyard, which creates a welcoming sense of arrival complete with a garage. The south-facing front and main garden enjoy excellent natural light and provide a beautiful setting for the house.

The ground floor has been carefully arranged to combine practicality with formal elegance. At its heart lies a bespoke dining kitchen/breakfast room, fitted with an AGA and a walk-in pantry, with direct access through a rear porch to the adjoining utility/boot room. A cloakroom/WC provides convenient guest facilities, while a sitting room and dining room offer flexible spaces for entertaining or family life. From the dining room, a wood framed garden room opens to the front of the house, overlooking the gardens and connecting the interior with the south-facing landscape.

The first floor comprises four bedrooms, including a principal suite with dressing room and en suite bathroom, complemented by a family bathroom. The second floor provides a perfect teenage or guest retreat, featuring a large living room or bedroom, together with an additional bedroom and shower room, offering flexible accommodation for older children, guests, or a home office.







### **GARDEN & GROUNDS**

Higher Collaton is set within approximately one acre of south-facing gardens, creating an intimate and versatile outdoor environment. These include a walled garden and courtyard — the most attractive of its kind — mature lawns, productive vegetable and fruit gardens, and an orchard with apple and Dittisham plum trees, together with hydrangeas, magnolias, and camellias, providing seasonal interest throughout the year.

Behind the house, the property extends to approximately just under 10 acres of pastureland, accessed directly from the house and gardens, with a further vehicular access point from the top lane. This makes it ideally suited for equestrian use or smallholding. The grounds include paddocks, a field shelter, and a private water supply, with direct access to nearby bridleways and quiet country lanes, enhancing the property's rural lifestyle appeal.

### **SITUATION**

The property is located in the South Hams Area of Outstanding Natural Beauty, one of Devon's most desirable landscapes. The nearby village of Blackawton offers a well-regarded primary school, a village shop, and traditional inns. The historic riverside town of Dartmouth, approximately six miles away, is renowned for sailing, boutique shopping, and dining, while Totnes, eight miles distant, provides mainline rail connections to London and access to the A38.







Swallows Barn

#### ANCILLARY ACCOMMODATION

Swallows Barn comprises two double bedrooms and a bathroom on the ground floor, with a modern open-plan kitchen, dining, and living space above. It also benefits from a south-facing patio, together with its own independent access and private parking. Adjoining Swallows Barn is a workshop with ongoing planning consent, offering potential to extend the accommodation further with an additional bedroom if required.

The Granary is arranged over two floors, with a ground floor comprising a kitchen, utility, and store room, while the first floor provides a one-bedroom suite with bathroom and living area featuring a log burner. There is also a separate single garage within the main grounds.



The Granary



The Granary



# Property Details

Services:	Mains electricity, mains water and private borehole supply, oil-fired central heating, private drainage.
EPC Rating:	TBC
Tenure:	Freehold
Council Tax:	Main House: D   Swallows Barn & The Granary: Exempted
Local Authority:	South Hams District Council

## Key Features

- Elegant Georgian farmhouse dating from the 1830s, rich in period character
- Bespoke dining kitchen with AGA, walk-in pantry, and utility/boot room
- Sitting room, dining room, and wood framed garden room overlooking south-facing gardens
- Principal bedroom suite with dressing room and en-suite; second-floor teenage or guest retreat
- Detached two-bedroom barn conversion and Granary with one-bedroom suite
- Swallows Barn with modern open-plan living; adjoining workshop with potential to extend
- Approximately one acre of gardens and just under 10 acres of pasture, with dual access; ideal for equestrian use
- Flexible living for multi-generational use or holiday let income potential

## Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

## Directions

From Totnes take the A381 to Dartmouth; turn left at Halwell to Dartmouth. After approximately 1.5 miles turn right signed Collaton, Higher Collaton is the second on the right.

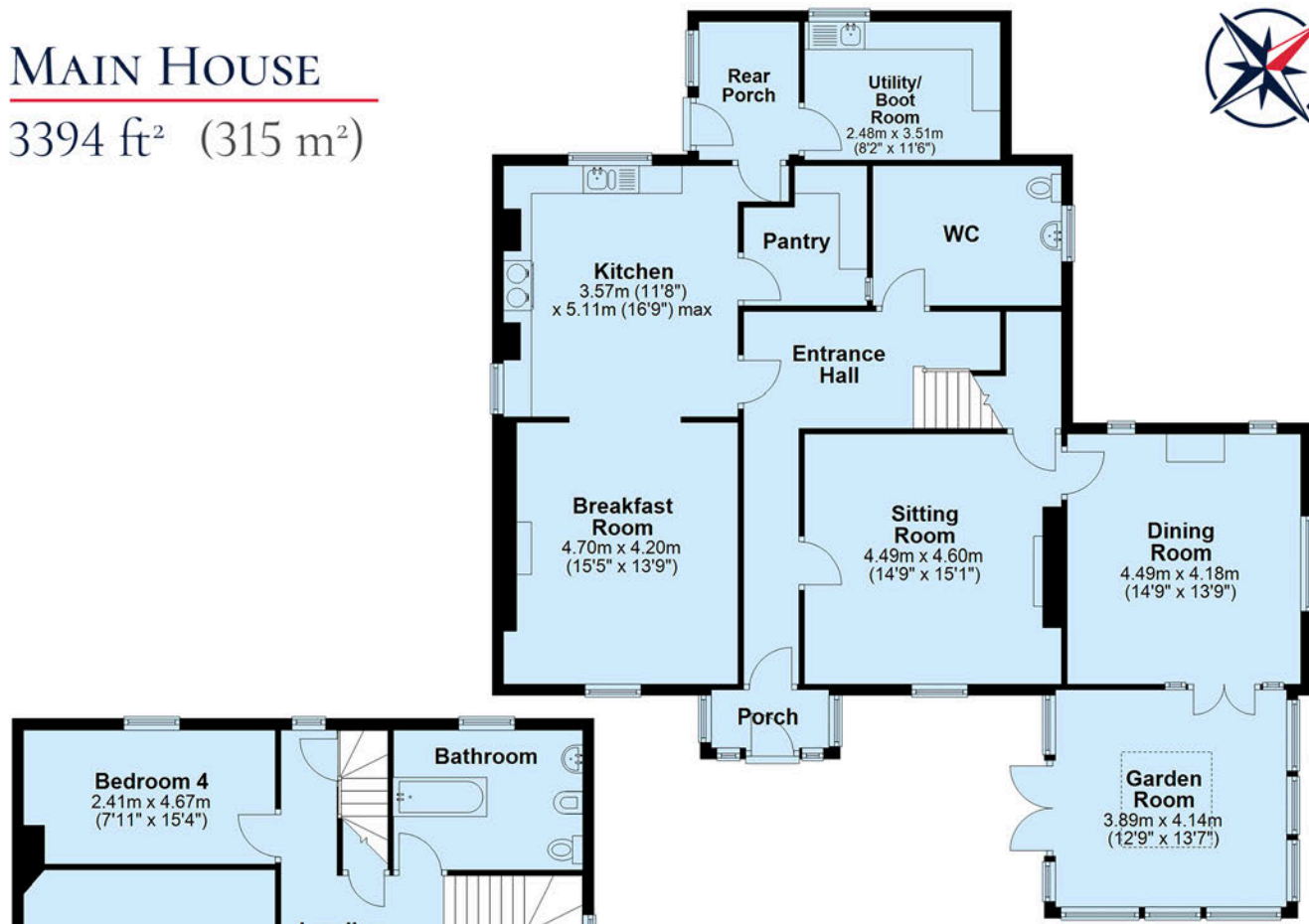
## Viewing

Strictly by appointment with the sole agents, Marchand Petit, Dartmouth Office.  
Tel: 01803 839190

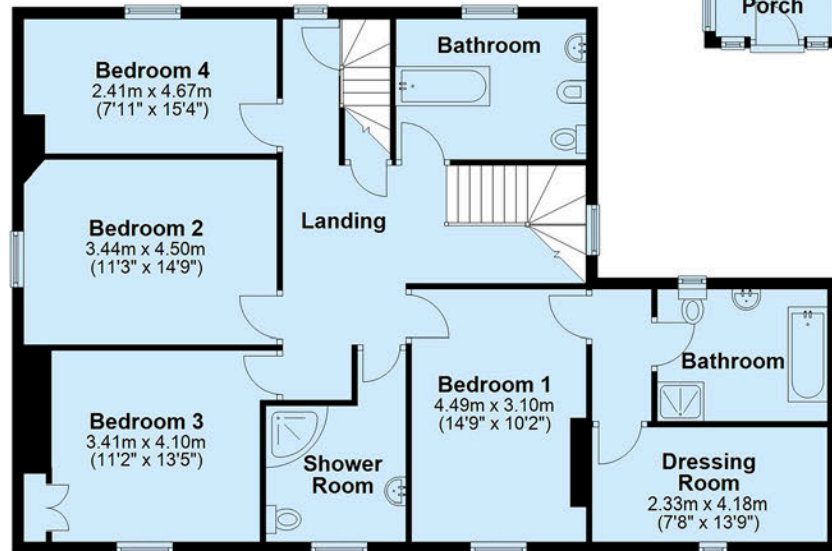


# MAIN HOUSE

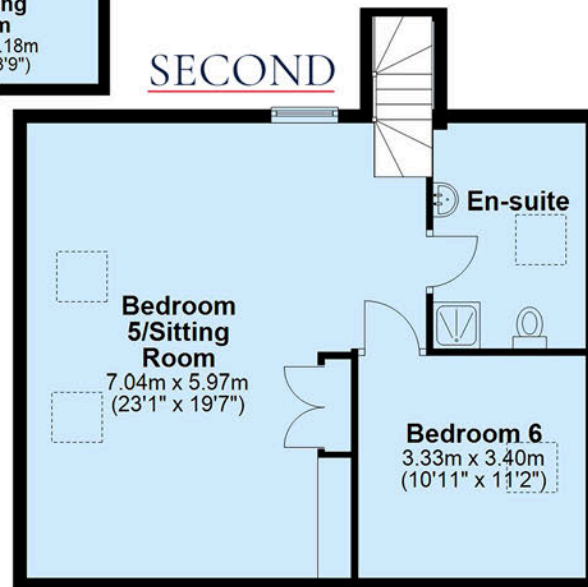
3394 ft<sup>2</sup> (315 m<sup>2</sup>)



GROUND



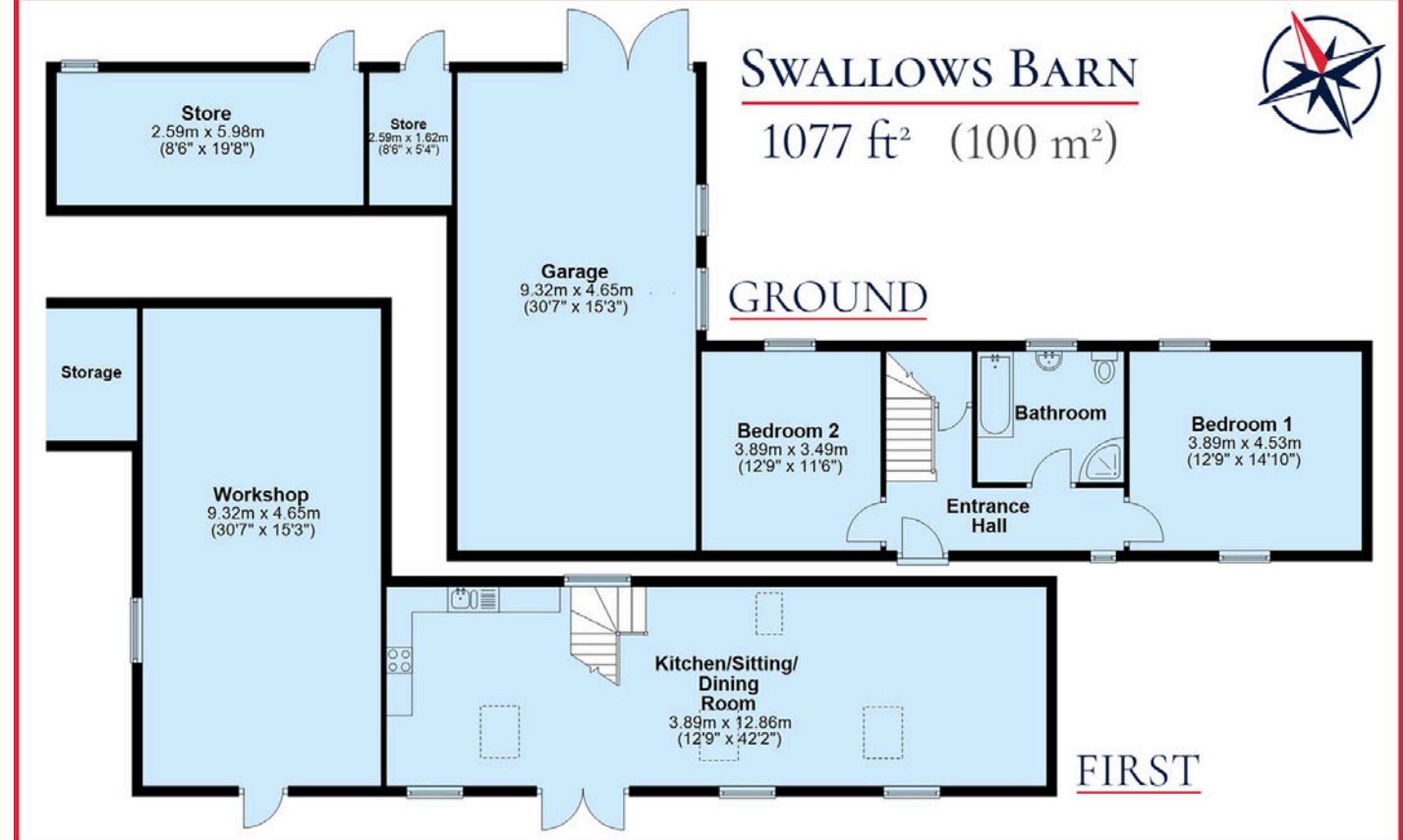
FIRST



SECOND

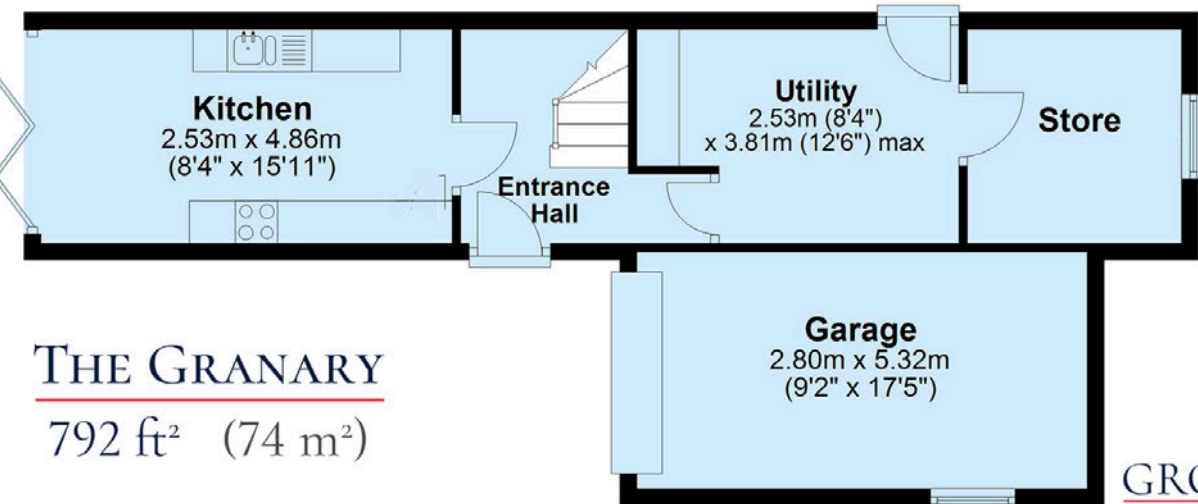
# SWALLOWS BARN

1077 ft<sup>2</sup> (100 m<sup>2</sup>)



GROUND

FIRST

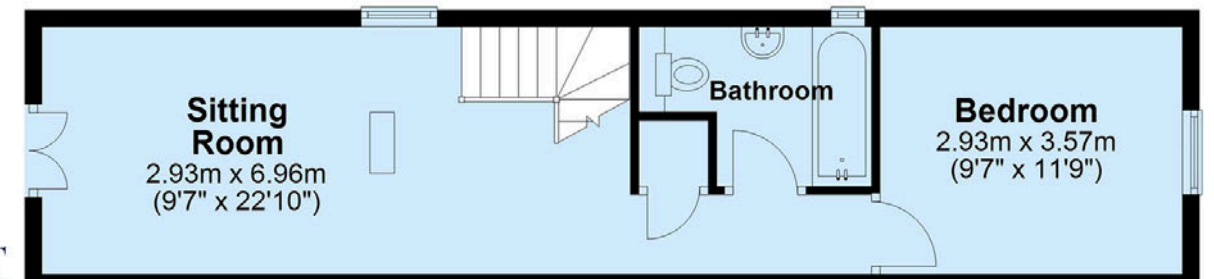


# THE GRANARY

792 ft<sup>2</sup> (74 m<sup>2</sup>)



GROUND



FIRST

IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





MARCHAND PETIT

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Kingsbridge  
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Modbury  
01548 831163

Newton Ferrers  
01752 873311

Salcombe  
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Totnes  
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